



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: June 30, 2017 (Updated July 13, 2017)

RE: Judge Doyle Project Quarterly Report

As of the end of the second quarter of 2017, the Judge Doyle project remains on schedule. The following work has occurred during the second quarter of 2017, which was dominated by three areas of focus. The first was the completion of the design development and the construction drawings for the public garage on Block 88. The second area of focus was the land use approval process for public and private elements of the Judge Doyle project. The third area was the work to select an operator for the City Bicycle Center.

Judge Doyle Garage Design

- Following the Common Council's action on March 21, 2017 to increase the budget for the public garage based on the construction estimate, the design team was directed to begin the design development phase of the design. A coordination meeting was conducted in Madison on April 5, 2017 to review the in-progress design development drawings. The design team delivered the Design Development Report for the public garage to the City on April 28, 2017.
- A coordination meeting was conducted in Madison on May 9, 2017 to kick-off the construction drawing phase. At that meeting, the bid schedule was adjusted slightly from a June 9 bid issue date to a June 23 bid issue date to provide more review time by the City prior to the issuance of the bid package. City Engineering also coordinated issue specific meetings with City staff and members of the design team during this period.
- The construction drawings were submitted for City review on June 2, 2017 and City comments on those drawings were returned to the design team on June 9, 2017. The design team submitted the "Issued for Bid" drawing set to the City on June 16, 2017. City Engineering then coordinated the preparation of the bid package that was issued on June 23, 2017.
- To encourage SBE participation in the construction project, the Department of Civil Rights and City Engineering conducted an SBE Informational meeting on April 24, 2017. In addition, to encourage general contractor interest and competition on the public garage project, Paul and JP Beitler made personal visits to seven general contractors in the Madison area in May and June to provide information about the private development that will follow the public garage construction.

- On April 19, 2017, the Board of Public Works reviewed the public garage plans and recommended approval of a resolution to advertise for bids for public garage construction, which the Common Council considered and approved on May 2, 2017.
- On May 8, 2017, the design team conducted its first meeting with the Department of Safety and Professional Services to begin the State Plan Review process.

Land Use Approvals

- On February 22, 2017, a Planned Development (PD) rezoning application consisting of a General Development Plan (GDP) for Block 88 and 105 along with two Specific Implementation Plans (SIP) each for Block 88 (City underground garage and private apartments and parking above grade) and Block 105 (hotel tower and apartment tower). In addition, the City filed a certified survey map application in January to create a two-lot division for Block 88 (Madison Municipal Building site and Judge Doyle site).
- On April 5, 2017, the Urban Design Commission conducted a public hearing and considered the project, granting Initial Approval.
- On April 24, 2017, the Plan Commission conducted a public hearing on the rezoning applications, the certified survey map (CSM) to divide Block 88 into two lots, and the a conditional use to allow mechanical projections into the Capitol View Height limit. The Plan Commission unanimously approved the conditional use request and recommended approval of the rezoning applications and the CSM to the Common Council.
- On May 2, 2017, the Common Council conducted the public hearings and unanimously adopted the CSM and the rezoning applications for Blocks 88 and 105, subject to the reviewing agency comments and Final Approval by the Urban Design Commission.
- On May 8, 2017, the State Historic Preservation Officer at the Wisconsin Historical Society issued findings that the Judge Doyle project “will not result in an adverse effect to one or more historic properties.”
- On June 8, 2017, the design team met in Madison with the City’s Development Assistance team (DAT) to review the conditions required by the Common Council to receive a building permit for the ramp by October 2017.
- On June 28, 2017, the Urban Design Commission reviewed the project to consider Final Approval of the plans. A motion to grant Final Approval was defeated and the approval wasn’t granted.
- **On July 12, 2017, the Urban Design Commission reconsidered the June 28, 2017 action. After receiving additional information that it had requested on the project plans, Final Approval was granted. That Final Approval was accompanied by several conditions that will be subject to City staff review in the final building permit process. With this approval, the plan sign-offs by the reviewing agencies can commence to allow a building permit to be issued by the City for public garage construction by October 2017.**

Judge Doyle City Staff Team

- A Judge Doyle City Staff Team was formed to support the Project Coordination Team and to coordinate the work on the Judge Doyle project among the City departments and divisions. Meetings were held on April 21st, May 12th and June 9th.

Bicycle Center

- On November 1st, the Common Council authorized the issuance of a Request for Proposals for a Bicycle Center Operator. The RFP was issued on November 2nd with proposals due on December 16th. The City didn't receive any responses as of the December 16th deadline. During the first quarter, a staff group, the Bicycle Center Working Group, followed up with groups that had expressed an initial interest in the project but didn't submit proposals. By the end of the first quarter, two entities, Budget Bicycle and Freewheel Community Bike Shop, expressed sufficient formal interest from the City's follow-up to submit a general overview of potential proposals for the City's review.
- On April 19, 2017, the Bicycle Center Work Group met to review the responses and recommended that both proposers be interviewed with additional questions. The interviews were conducted on May 4 and May 18, 2017.
- On May 23, 2017, the Bicycle Working Group met and reviewed the interview results and concluded that draft term sheets should be prepared for each group to respond to. The term sheets were submitted to each entity on June 15, with responses requested by June 30, 2017.
- The Bicycle Working Group and Judge Doyle City Staff Team will review the results in July and schedule a presentation to the Mayor's Public Works improvement Committee in August.

Looking Ahead

- During the third quarter, the primary focus will be in two areas. The first is the Judge Doyle public garage bid process and bringing it to a successful outcome. The second area is the clearance of conditions approved by the Common Council in the rezoning of Blocks 88 and 105 to allow a building permit to be issued for the garage construction by mid-October.
- The calendar for the third quarter is as follows:
 - July 19 – Pre-Bid Meeting with Contractors interested in bidding on the Judge Doyle Garage
 - August 4 – Judge Doyle Garage Bids due to City
 - August 23 – Board of Public Works considers Judge Doyle garage bids
 - September 5 – Common Council acts on the Judge Doyle garage bids and awards the construction contract
 - September 19 – Last day to incur project costs in Tax Increment Finance District #25